

Regional Planning Commission Transmittal Checklist

Hearing Date

05/11/2016

Agenda Item No.

8

Project Number: R2014-01278-(4)
Case(s): Coastal Development Permit No. 201400002
Conditional Use Permit Case No. 201400055
Environmental Assessment Case No. 201400102
Planner: Shaun Temple

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions + Other department letters of recommended conditions
- ☐ Previous CUP Conditions of Approval
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (ND / MND / EIR)
- ☐ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By: 



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2014-01278-(4)

HEARING DATE

May 11, 2016

REQUESTED ENTITLEMENTS

Coastal Development Permit No. 201400002

Conditional Use Permit No. 201400055

Environmental Assessment No. 201400102

PROJECT SUMMARY

OWNER / APPLICANT

Santa Catalina Island Company

MAP/EXHIBIT DATE

March 30, 2016

PROJECT OVERVIEW

Project to replace approximately 1,900 tons of sand and to place six beach cabanas at the Two Harbors' main beach, and the expansion of the alcohol service area for the Harbor Reef Restaurant to include the main beach area. The project is located within the Resort Zone of the Catalina Island Specific Plan. The Fourth of July Cove Significant Ecological Area is on the subject property, but is over 500 feet away from the proposed project.

LOCATION

1 Banning Harbor Road, Two Harbors, Catalina

ACCESS

1 Banning Harbor Road

ASSESSORS PARCEL NUMBER(S)

7480-040-021

SITE AREA

2.4 Acres

GENERAL PLAN / LOCAL PLAN

Santa Catalina Island Local Coastal Plan

ZONED DISTRICT

Santa Catalina Island

LAND USE DESIGNATION

View Corridor

ZONE

Resort

PROPOSED UNITS

None

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Santa Catalina Island Local Coastal Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.46.230 (Two Harbors Resort Village District – Development Standards)
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.56.195 (Alcoholic Beverage Sales, for either on-site or off-site consumption)
 - 22.56.2320 (Coastal Development Permit Burden of Proof Requirements)

CASE PLANNER:

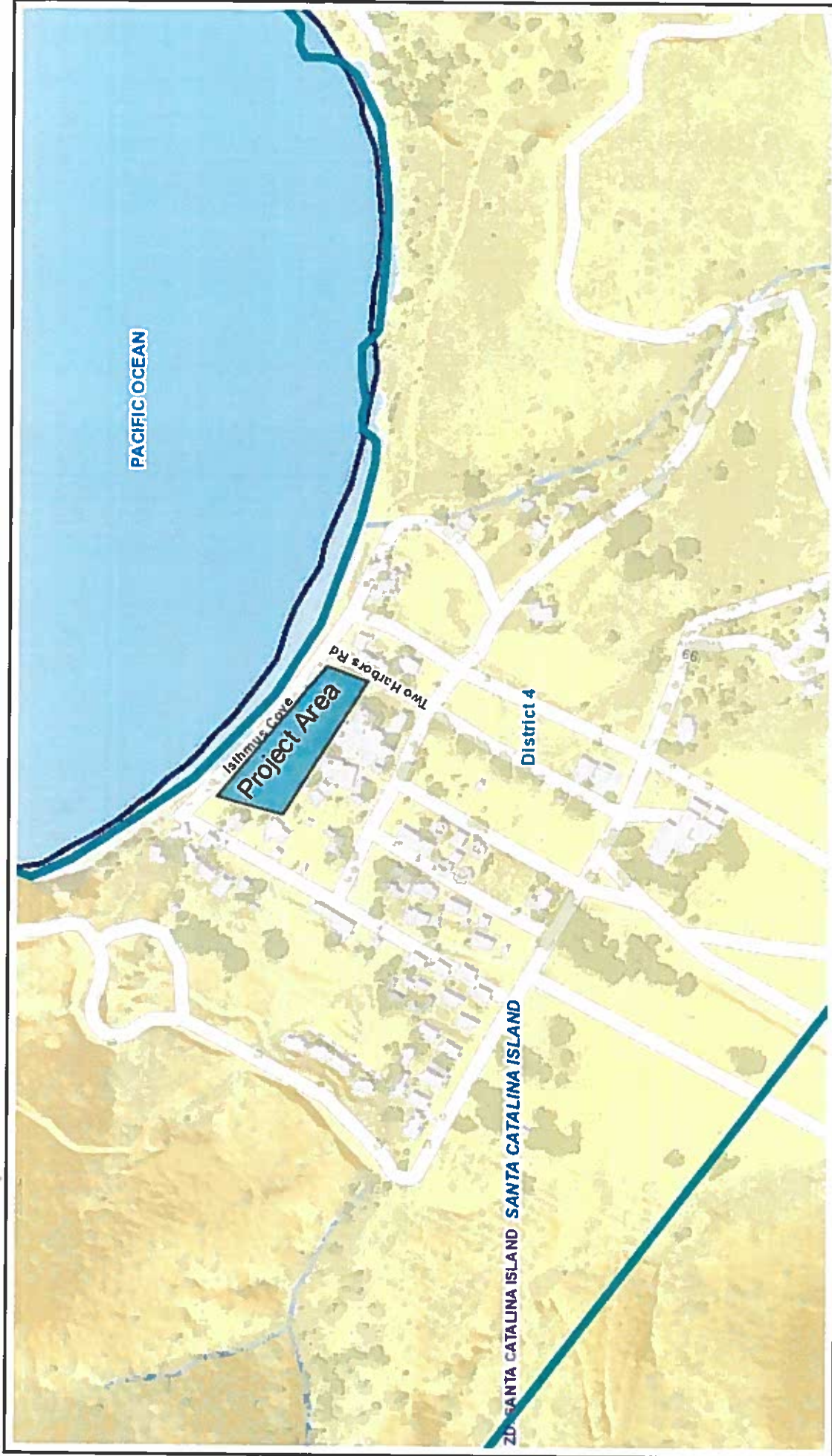
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Two Harbors Property Location Map

Printed: Apr 27, 2016

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ENTITLEMENTS REQUESTED

- Coastal Development Permit (CDP) to replace approximately 1,900 tons of sand and place 6 beach cabanas at the main beach in Two Harbors within the Resort Zone and the Santa Catalina Island coastal zone pursuant to County Code Sections 22.46.190 and 22.46.650.
- Conditional Use Permit (CUP) for the expansion of existing alcohol service of the Harbor Reef Restaurant to include outdoor areas and for the replacement of sand and the addition of 6 beach cabanas at the main beach on a parcel with a Significant Ecological Area designation in the Resort Zone pursuant to County Code Sections 22.56.195 and 22.56.215.

PROJECT DESCRIPTION

The applicant, The Santa Catalina Island Company (Island Company), owns and operates the resort village of Two Harbors, which is contained entirely on one property (Lot 88) and is located on the isthmus of Santa Catalina Island (Catalina). The applicant is proposing a project at Two Harbors that consists of three components:

- Replace sand at the Two Harbors' main beach. The sand replacement project is located between the primary commercial buildings of Two Harbors and a seawall that separates the sand of the project area from the sand that comes in contact with the ocean, so there is no direct contact for the new sand with the tide. The proposal is to remove 1,900 tons of sand no more than 12 inches deep. The sand will be sent to Wells Beach, an area located on the other side of the isthmus and designated for industrial and transportation uses. The Island Company will store this sand in a brick shelter and save it to use on various construction projects throughout the island. The replacement sand for Two Harbors' main beach will come from a quarry in San Juan Capistrano and will be analyzed for compatibility and invasive material by a biologist. The trucks and boat used to carry the sand have been certified by the operators to be cleaned to mitigate any transfer of invasive material during transport.
- Place 6 beach cabanas on the replacement sand area. The cabanas are removable shade structures, 144 square feet (12' x 12' x 8') each, with no foundation.
- Expand the alcohol service area of the Harbor Reef Restaurant to include the main beach area.

The project site is located on a parcel where the Fourth of July Cove Significant Ecological Area (SEA) exists. However, the parcel is large in size at 311.25 acres and the SEA is located more than 500-feet to the north-west of the proposed project. The project planner and staff biologist visited the site and determined that the project would not have an impact on the SEA. However, because the project site is located on a parcel with an SEA designation, a CUP was required for the replacement sand.

EXISTING ZONING

The subject property is zoned Resort.

Surrounding properties are zoned as follows:

North: Pacific Ocean

South: Resort

East: Open Space/Conservation

West: Organized Camps and Special Facilities

EXISTING LAND USES

The subject property is developed as the Two Harbors Resort Village.

Surrounding properties are developed as follows:

North: Pacific Ocean

South: Open Space, Harbor, and an Industrial/Transportation Pier at Wells Beach

East: USC Marine Science Center and Open Space

West: Open Space and Camp Grounds

PREVIOUS CASES/ZONING HISTORY

The Local Coastal Program (LCP) for Catalina Island was approved by the Board of Supervisors in March 1983 and was certified by the California Coastal Commission in November 1983. As part of the LCP, Two Harbors was zoned Resort and the project area was given a land use designation of View Corridor.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

The Fourth of July Cove Significant Ecological Area (SEA) is located over 500-feet to the north-west of the project site. The Department of Regional Planning's staff biologist and project planner conducted a site visit and presented the results of that visit to the Significant Ecological Area Technical Advisory Committee (SEATAC) at a public meeting on March 2, 2015. SEATAC is an advisory committee to the Regional Planning Commission who specialize in various areas of biology in Los Angeles County. SEATAC reviewed the project and evaluated the impacts of the project to the biological resources at the project site and took into account the surrounding area. The staff biologist provided notes to SEATAC stating the project is located entirely outside of the SEA and is sited on already disturbed areas and that project features proposed by the applicant are adequate to avoid impacts to ocean waters and natural near-shore and upland habitats. The project features include:

- Provisions to ensure that replacement sand is free of invasive plant material and that transport vehicles, including barges and loading/off-loading equipment are clean and free of weed seed.

- Sand is not expected to migrate into the sea as it will be contained behind a sea wall beyond the reach of waves.
- Existing sand will be disposed at a light-industrial storage site outside of a natural or otherwise sensitive resource area.

County staff recommended that SEATAC find the project to be consistent with the SEA compatibility criteria considering the minimal effect on the natural environment at the recipient and disposal sites, the project site is outside of the SEA, and steps have been taken to minimize or eliminate the likelihood of introducing outside elements that could adversely affect the natural environment of the island. SEATAC provided a determination of consistency with the SEA compatibility Criteria with the following comments to be incorporated as mitigation measures:

- Require the presence of a biological monitor at the quarry site and ensure that the quarried sand is taken from weed-free areas so that sand removal and replacement do not adversely affect sensitive species.
- Cover trucks travelling between the project and disposal sites to reduce dust emissions en route.
- Limit sand replacement activities to the October – February period in order to avoid potential adverse impacts to grunions.
- Avoid any additional night lighting and include provisions for the reduction of trash on the site.

The findings and recommendations of SEATAC were incorporated into the Initial Study, which concluded that there are certain potential environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment to this report and incorporates recommendations from SEATAC.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the View Corridor land use category of the Santa Catalina Local Coastal Plan (LCP). The View Corridor designation is intended for recreational and commercial uses in support of Two Harbors resort village, including athletic fields, beaches and associated active recreation uses, comfort stations including accessory shower and laundry facilities, parks, public places or squares and playgrounds with appurtenant facilities, piers, docks, riding and hiking trails, preserves, and sanctuaries. The proposed project, consisting of sand replacement at the Two Harbors' main beach, the placement of 6 beach cabanas (144 square foot removable shade structures), and the expansion of alcohol service area of the Harbor Reef Restaurant to the main beach area is consistent with this land use designation. The expansion would allow the Harbor Reef Restaurant to provide food and alcohol service to the cabanas as well as other delineated areas on the main beach. The beach cabanas are intended for recreational use by beach goers and are designed to have a beach island look that fits in with the Two Harbors' community. At eight feet in height

and 144 square feet in size, the cabanas are smaller in terms of height and scale than most the other buildings in the area. The Harbor Reef Restaurant was specifically documented in the Catalina LCP as a use existing in the View Corridor. ABC license records for the restaurant go back to January 1, 1976 (License Number 19545). With the addition of the beach cabanas and the expansion of the alcohol service area, the restaurant would have the ability to serve more visitors and continue to host the annual Buccaneer Days and Shipwreck within the designated areas on the main beach.

The following policies of the Santa Catalina Local Coastal Plan are applicable to the proposed project:

- *Shoreline Access and Recreation 3 – Increase the range of recreational activities for persons of all ages and socio-economic backgrounds with continued monitoring to prevent overuse and damage.*
- *New Development 3 – Provide for a new residential/resort community at Two Harbors including necessary support facilities carefully designed to relate to the unique character of the area. The Plan includes a view corridor across the Isthmus, and provision for approximately 2650 units of new residential use.*
- *Non-Easement Goals and Objectives 3 – Encourage visitor-serving, recreation, education, research and open space uses, including support facilities, in a manner that insures the preservation of the Island's unique life style and environment. To minimize impact, new development shall be concentrated in following locations (Two Harbors).*

Two Harbors is one of the locations on Catalina Island intended for new development. The LCP has designated the community as an area of the island to provide visitor services and recreational activities for the resort community. The project will improve the condition of the sand at the main beach and create a better recreational experience for the visitors to the island. The six beach cabanas are designed to have a beach island look consistent with the unique character of the area and are intended for recreational use by beach goers. The expansion of the alcohol service area is consistent with intended land use and zoning as it is an expansion of an existing use. The Two Harbors' main beach is privately owned, but is open to the public without charge for recreational use by persons of all ages and socio-economic backgrounds.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.46.230 of the County Code, establishments in the Resort Zone are subject to the following development standards:

- **Clustered Development** – The Two Harbors development will be clustered around an open public area. The village look will be enhanced by restricting motor vehicles and encouraging pedestrian traffic throughout the development.

- **Parking** – The use of private vehicles is prohibited in Two Harbors and therefore no parking is required for this project.
- **Height** – Within 300 feet of mean high tide line, height will not exceed 14 feet.
- **Harmonious Development** – The low rise development will be harmonious with the terrain.
- **Materials** – Materials, colors, and forms must actually express what they are and not imitate other materials. The use of wood as the basic building material is encouraged to achieve an overall harmonious architectural theme.
- **Impermeable Surfaces** – Large impermeable paving surfaces are discouraged and loose paving, defining more informal paths, is advocated.
- **View Protection** – Structures shall be sited to take advantage of the view and shall be designed to minimize the obstruction of special views from a neighboring dwelling and views to the shoreline or of special geographic features from the view corridor, public roads, and pedestrian walkways.

The proposed project area, the main beach, which is located in front of the community's only restaurant and general store, is already disturbed and is the primary public recreational center of Two Harbors. There are no parking requirements for this project as the use of private vehicles is prohibited at Two Harbors. The roads in this area are unpaved and are used primarily by pedestrians with occasional slow speed authorized work vehicles used by the Island Company, the Island Conservancy, Edison, USC, and County Agencies. Most visitors to the site arrive by boat. The Catalina LCP estimates that up to 800 boats can be accommodated at Two Harbors.

The proposed beach cabanas meet the development standards outlined above. The cabanas are 8 feet in height, which is below the maximum height of 14 feet for structures located within 300 feet of the mean high tide line. The proposed beach cabanas are made with wood and have a beach hut look that fits in with the beach island character of the area. The cabanas are removable shade structures that will not have a foundation thus avoiding the creation of impermeable paving surfaces. The cabanas are spread throughout the main beach so as not to create a barrier effect that would obstruct views within the View Corridor.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.56.040, 22.56.195, and 22.56.2320 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

Two Harbors has the second most population on Catalina Island after Avalon and maintains a population of around 300 people. It is a "Company Town" as it contained on one property (Lot 88) that is 311.25 acres, is owned by the Island Company, and is populated almost exclusively by its employees and their families. The Local Coastal Plan of Catalina Island has designated Two Harbors as a Resort Village intended for visitor serving and recreational activities. The sand replacement project will replace existing sand with a higher quality and cleaner sand, which will improve the visitor's experience at the main beach. The proposed beach cabanas and expanded alcohol service area are in line with the goals and policies of the Catalina LCP to provide recreational opportunities and visitor services at the resort village.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Department of Public Works, the Fire Department, The Department of Public Health, and the Sheriff's Department were consulted and all have cleared this project for public hearing. Public Works required that upon approval of the Project, the applicant must submit grading plans to Public Works' Building and Safety Division. The Fire Department stated that there were no access or water system requirements for the project. Public Health stated that the restaurant shall comply with all Public Health Requirements relating to the operation of a restaurant establishment with onsite alcohol consumption and food service outside the enclosed facility. In addition, the project is required to adhere to the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.

The Sheriff's Department (LASD) recommended the project for approval, but expressed a concern of not having enough deputies at Two Harbors to properly monitor the service of alcohol at larger events. Subsequently, the applicant met with the captain of the Avalon Sheriff's Station to discuss these concerns and establish an operations plan that would alleviate the Sheriff's concerns. The applicant agreed to provide hired security during peak times. In addition, during Buccaneer Days, the applicant has agreed to hire 25 private security guards and to pay LASD for an additional 12 deputies to police the event. Following the meeting, the applicant wrote out a Scope of Service addressing Sheriff's concerns that was reviewed by the local Sheriff's captain. The captain communicated that he was comfortable with the scope of service and its security measures.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2014-01278, Coastal Development Permit No. 201400002 and Conditional Use Permit 201400055, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE COASTAL DEVELOPMENT PERMIT NUMBER 201400002 AND CONDITIONAL USE PERMIT NUMBER 201400055 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Shaun Temple, Senior Regional Planning Assistant Zoning Permits West Section

Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:

Draft Findings, Draft Conditions of Approval

Applicant's Burden of Proof statement

Environmental Document

Site Photographs, Aerial Image

Sand Analysis Letter dated April 17, 2014

Clean Barge Letter dated April 28, 2014

Clean Truck Letter dated April 25, 2014

Site Plan

MKK:sct

4/27/16

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01278-(4)
COASTAL DEVELOPMENT PERMIT NO. 201400002
CONDITIONAL USE PERMIT NO. 201400055**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on May 11, 2016, in the matter of Project No. 2014-01278-(4), consisting of Coastal Development Permit No. 201400002 ("CDP") and Conditional Use Permit No. 201400055 ("CUP"). The CDP and CUP are referred to collectively as the "Project Permits."
2. The permittee, The Santa Catalina Island Company ("permittee"), requests the Project Permits for expansion of the alcohol service area of the Harbor Reef Restaurant, replacement of approximately 1,900 tons of sand at Two Harbors' main beach and placement of 6 beach cabanas at the main beach on a parcel with a Significant Ecological Area designation ("Project") located at 1 Banning Harbor Road in the unincorporated community of Two Harbors in the coastal area of Catalina Island ("Project Site").
3. The CUP authorizes the expansion of alcohol service area by the Harbor Reef Restaurant, the replacement of approximately 1,900 tons of sand at Two Harbors' main beach and the placement of 6 beach cabanas at the main beach on a parcel with a Significant Ecological Area designation within the Santa Catalina Island Resort Zone pursuant to County Code Sections 22.56.195 and 22.56.215.
4. The CDP authorizes the replacement of approximately 1,900 tons of sand at Two Harbors' main beach and the placement of 6 beach cabanas at the project site pursuant to County Code Sections 22.46.190 and 22.46.650.
5. The Project Site is 2.4 acres in size and is located within one legal lot that is 311.25 acres in size and contains the community of Two Harbors. The Project Site is irregular in shape with gentle sloping topography and is developed as a recreational beach area next to Two Harbors' only restaurant and general store.
6. The Project Site is located in the Santa Catalina Island Zoned District and is currently zoned Resort.
7. The Project Site is located within the View Corridor land use category of the Santa Catalina Island Local Coastal Plan Land Use Policy Map.
8. Surrounding Zoning within a 500-foot radius includes:
 - North: Pacific Ocean
 - South: Resort
 - East: Open Space/Conservation
 - West: Organized Camps and Special Facilities

9. Surrounding land uses within a 500-foot radius include:

North: Pacific Ocean
South: Open Space, Harbor, and Industrial/Transportation Pier at Wells Beach
East: USC Marine Science Center and Open Space
West: Open Space and Camp Grounds

10. The Local Coastal Plan (LCP) for the Santa Catalina Island was approved by the Board of Supervisors in March 1983 and was certified by the California Coastal Commission in November 1983. As part of the LCP, Two Harbors was zoned as Resort and the project area was given a land use designation of View Corridor.

11. The use of private vehicles is prohibited in Two Harbors and therefore no parking is required for this project.

12. The Department of Public Works, the Fire Department, The Department of Public Health, and the Sheriff's Department were consulted and all have cleared this project for public hearing. Public Works required that upon approval of the Project, the applicant submit grading plans to Public Works' Building and Safety Division. The Fire Department stated that there were no access or water system requirements for the project. Public Health required the restaurant to comply with all Public Health Requirements relating to the operation of a restaurant establishment with onsite alcohol consumption and food service outside the enclosed facility. In addition, the project is required to adhere to the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.

13. The Sheriff's Department recommended the project for approval, but expressed a concern about not having enough deputies at Two Harbors to properly monitor the expanded service of alcohol, especially at larger events. Subsequently, the applicant met with the captain of the Avalon Sheriff's Station to discuss these concerns and established an operations plan to address the issues. The applicant agreed to provide hired security during peak times. In addition, during Buccaneer Day, the applicant has agreed to hire 25 private security guards and to pay LASD for an additional 12 deputies to police the event. Following the meeting, the applicant wrote out a Scope of Service. The Station Captain reviewed the proposal and was comfortable with the scope of service and security measures.

14. The subject property has the Fourth of July Cove Significant Ecological Area (SEA) designation, which is located over 500-feet to the north-west of the project site. The Department of Regional Planning's staff biologist and project planner conducted a site visit and presented the findings of that visit at the Significant Ecological Area Technical Advisory Committee (SEATAC) public meeting. SEATAC is an advisory committee to the Regional Planning Commission with expertise in biology in Los Angeles County. SEATAC reviews the projects within an SEA and evaluates the biological resources within the project site, taking into account the surrounding area.

The staff biologist noted to SEATAC that the project site is located entirely outside of the SEA, is on existing disturbed areas, and that the proposed project features were expected to mitigate impacts to ocean waters and natural near-shore and upland habitats. The mitigation measures include provisions to ensure that the new sand used in the beach replenishment is free of invasive plant material and that transport vehicles, including barges and loading/off-loading equipment are clean and free of weed seed; sand is not expected to migrate into the sea as it will be supported behind a sea wall beyond the reach of wave action; disposal of old sand material will occur at a light-industrial storage site outside of a natural or otherwise sensitive resource area. SEATAC found the project to be consistent with the SEA Compatibility Criteria with the following comments incorporated into the mitigation measures: 1) Require the presence of a biological monitor at the quarry site to ensure that quarried sand is taken from weed-free areas and that sand removal and replacement does not adversely affect sensitive species. 2) Cover trucks travelling between the project and disposal sites to reduce dust emissions en route. 3) Limit sand replacement activities to the October – February period in order to avoid potential adverse impacts to grunions. 4) Avoid any additional night lighting and include provisions for the reduction of trash on the site. A Mitigation Monitoring Program was drafted as part of the Mitigated Negative Determination of the Initial Study.

15. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

16. Staff has not received any comments from the public.

17. [Reserved for Hearing Proceedings]

18. The Commission finds that the project site is located within the View Corridor land use category of the Santa Catalina Local Coastal Plan (LCP). This designation is intended for athletic fields, beaches and associated active recreation uses, comfort stations including accessory shower and laundry facilities, parks, public places or squares and playgrounds with appurtenant facilities, piers, docks, riding and hiking trails, preserves, and sanctuaries. The proposed project is for improvements to the main beach at Two Harbors and associated active recreation uses, which are intended uses of the View Corridor land use designation. The beach cabanas are intended for recreational use by beach goers and are designed to have a beach island look that fits in with the Two Harbors community. At eight feet in height and 144 square feet in size, the cabanas are smaller in terms of height and scale than most the other buildings in the area. The Harbor Reef Restaurant was specifically documented in LCP as a use existing in the View Corridor. The expansion of its alcohol service area would not change the use, but would rather increase a service that it already provides to a larger area therefore improving service to visitors. The beach cabanas and alcohol service are recreational uses associated to the main beach and View Corridor and the project is therefore consistent with the permitted uses of the underlying land use category.

19. The Commission finds that the proposed project is located in the primary open public area of Two Harbors, the main beach, which is located in front of the community's only restaurant and general store and is consistent with the Santa Catalina Island Specific Plan development standards. There are no parking requirements for this project as the use of private vehicles is prohibited in Two Harbors. The roads are unpaved and are used primarily by pedestrians with occasional slow speed authorized work vehicles used by the Island Company, the Island Conservancy, Edison, USC, and County Agencies. The proposed beach cabanas are 8 feet in height, which is below the maximum height of 14 feet for structures located within 300-feet of the mean high tide line. The proposed beach cabanas are made with wood and have a beach hut look that fits in with the island beach character of the area. The cabanas are removable shade structures that will not have a foundation thus avoiding the creation of impermeable paving surfaces. The cabanas are spread throughout the main beach so as not to create a barrier effect that would obstruct views within the View Protection area. Therefore, the project is consistent with Zoning Code.
20. The Commission finds that the project is for improvements to already existing uses that are permitted in the View Corridor and meet the development standards of the Catalina Specific Plan. Therefore, the proposed development is in conformity with the certified local coastal program.
21. The Commission finds that there is no public road near Two Harbors and that the proposed project is for improvements to already existing uses that do not change access ability of visitors to the area. Therefore, the project is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.
22. The Commission finds that while there is an SEA on the parcel, the parcel is large at 311.25 acres and the SEA is located more than 500-feet to the northwest of the project site. In addition, the project is conditioned to have a biological monitor present during the work to ensure biological resources are protected. Therefore, the requested development is designed to be compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.
23. The Commission finds that the project is located on the interior of the seawall and does not have direct contact with the ocean. Therefore, the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.
24. The Commission finds that the project site is a beach, which is a sandy area with no natural vegetative cover. Therefore, the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.

25. The Commission finds that the project is a recreational beach open to public access and therefore fences and walls are not necessary. Therefore, existing fences and walls provided sufficient buffer to separate important habitat areas from development.
26. The Commission finds that there are no proposed changes to roads and utilities in the area. Therefore, roads and utilities serving the proposed development are located and designed so as to not conflict with critical resources, habitat areas or migratory paths.
27. The Commission finds that there is one sensitive use, a school, located within 600-foot radius of the project site. However, as an island resort area, the peak alcohol service times are during the weekends and summer, when school is out of session. Therefore, the requested expansion in service of alcohol at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
28. The Commission finds that project site is located on the ocean side of the commercial structures away from the residential buildings. Therefore, the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
29. The Commission finds that the request is not for a new ABC license, but a request to expand the alcohol service area of an existing license. The restaurant has a license for the on-site sale of alcohol, while the neighboring general store has a license for the off-site sale of alcohol. The expansion of the alcohol service area is of public convenience or necessity because Two Harbors is specifically zoned as a Resort area and the service of alcohol is a visitor service and convenience provided at resort locations. Therefore, the Commission finds it a public convenience or necessity to authorize the expansion of the alcohol service area of a restaurant that is located within a 500-foot radius of another facility selling alcoholic beverages.
30. The Commission finds that the proposed expansion of the alcohol service area is located in an area designated for resort services and will most likely improve the local economy as this is one of the few commercial services in Two Harbors. Therefore, the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.
31. The Commission finds that the six beach cabanas that will receive alcohol service are made with wood and have a beach hut look that fits in with the beach island character of the area, which is in line with the design requirements of the Catalina Specific Plan. Therefore, the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

32. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP for alcohol service in the expanded area to 15 years.
33. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Avalon community. On April 5, 2016, a total of 3 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 4 notices to those on the courtesy mailing list for the Santa Catalina Island Zoned District and to any additional interested parties.
34. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
35. The Commission finds that the County prepared an MND in accordance with state and local CEQA reporting guidelines and that compliance with the MMRP will mitigate project impacts to less than significant. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
36. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
37. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted Santa Catalina Island Local Coastal Plan.

Regarding the Coastal Development Permit:

- B. The proposed development is in conformity with the certified local coastal program.

- C. The project is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

Regarding the Significant Ecological Area Conditional Use Permit:

- D. The requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.
- E. The requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.
- F. The requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.
- G. Where necessary, fences and walls are provided to buffer important habitat areas from development.
- H. Roads and utilities serving the proposed development are located and designed so as to not conflict with critical resources, habitat areas or migratory paths.

Regarding the ABC Conditional Use Permit

- I. The requested expansion in service of alcohol at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- J. The proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- K. It is a public convenience or necessity to authorize the expansion of the alcohol service area of a restaurant that is located within a 500 foot radius of another facility selling alcoholic beverages.
- L. The requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.
- M. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves RCDP201400002 and RCUP20140005, subject to the attached conditions.

ACTION DATE: May 11, 2016

VOTE:

MKK:sct
April 27, 2016

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01278-(4)
COASTAL DEVELOPMENT PERMIT NO. 20140002
CONDITIONAL USE PERMIT NO. 201400055**

PROJECT DESCRIPTION

The project is the expansion of the alcohol service area by the Harbor Reef Restaurant and for the replacement of sand at the main beach of Two Harbors and to place 6 beach cabanas at the main beach on a parcel with a Significant Ecological Area subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 13 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on May 11, 2031.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken

on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within five (5) working days from the day after your appeal period ends, **May 30, 2016**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.25** (\$2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee), or **\$3,145.00** (\$3,070.00 for an Environmental Impact Report plus \$75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

14. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public

hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **July 11, 2016**.

22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS – COASTAL DEVELOPMENT PERMIT

23. This grant authorizes the replacement of sand at the main beach and the placement of beach cabanas as depicted on the approved Exhibit "A".
24. A biological monitor shall be present at the quarry site where the replacement sand is extracted and at the project site during the sand replacement activities to ensure that quarried sand is taken from weed-free areas and that sand removal and replacement does not adversely affect sensitive species.
25. Trucks used for the transportation of the sand on Catalina Island shall be inspected by the biologist to ensure it is free of any contaminant plant species. Trucks travelling between the project and disposal sites shall be covered to reduce dust emissions.
26. Sand replacement activities shall only take place between October and February in order to avoid potential adverse impacts to grunions.
27. The beach cabanas shall be constructed as depicted on the approved Exhibit "A" and shall not have a permanent foundation.

PERMIT SPECIFIC CONDITIONS - SALE OF ALCOHOLIC BEVERAGES

28. This grant authorizes the expansion of the alcohol service area the Harbor Reef Restaurant to the outdoor alcohol service area as delineated in the approved Exhibit "A".
29. Physical barriers as shown on the approved Exhibit "A" shall be used to mark the designated outdoor alcohol service area. Signs stating "no alcohol beyond this point" shall be placed along each exit point through these physical barriers.
30. There shall be no consumption of alcoholic beverages outside the designated area. The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.

31. Food and alcohol service in the designated outdoor service area shall be from 10:00am to 10:00pm for the cabanas and chaise areas, and from 10:00am to 12:00am for the tables.
32. Food and alcohol service at the tables located in the designated outdoor alcohol service area shall be from 10:00am to 12:00am.
33. If the on-duty Sheriff's deputy for Two Harbors is required to take a patron to the Avalon Sheriff's Station for an alcohol related incident, then alcohol service in the designated outdoor service area shall be suspended until there is a deputy presence at Two Harbors again.
34. If the Sheriff (LASD) files a formal complaint for alcohol related incidents at this location, the service hours for the designated outdoor service area shall then be restricted from 10:00am to Sunset, until the LASD rescinds the complaint. Both the formal complaint and the rescission shall be submitted in writing to the Department of Regional Planning.
35. During the peak season, defined as July and August, the permittee shall provide security 24 hours a day, two guards on the day shift, two guards on the night shift, with one guard who will be on the graveyard shift. During the shoulder seasons, defined as May to June and September to October, there shall be one guard on all shifts. These guards shall be in addition to the security staff used in normal bar operations. During the off season, defined as November through April, the regular restaurant staff will assume this role.
36. Banquets and catering for groups up to 250 people shall be permitted in the outdoor alcohol service area. Local law enforcement shall be notified when there are events with groups of more than 50 people.
37. During Buccaneer Days, the service of alcohol is permitted in the designated outdoor service area and the main plaza area as depicted on the approved Exhibit "A" from 10:00am to 1:00am. The permittee shall hire a minimum of 25 private security guards and pay LASD for a minimum of an additional 12 deputies to police the event. Following Buccaneer Days, the project site must be immediately cleaned and restored to a similar condition as it was before the event.
38. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent, all of whom have the authority to enforce the conditions of this permit. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
39. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.

40. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
41. All servers of alcoholic beverages must be at least 18 years of age.
42. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
43. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated February 18, 2015.
44. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated January 23, 2015.

Attachments:

Mitigation Monitoring Program (1page)
Public Works Department letter dated February 18, 2015
Public Health Department letter dated January 23, 2015



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 18, 2015

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Mi Kim
Zoning Permits West Area
Department of Regional Planning

Attention Shaun Temple

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201400055
COASTAL DEVELOPMENT PERMIT (CDP) NO. 201400002
PROJECT NO. R2014-01278
1 BANNING HOUSE ROAD
ASSESSOR'S MAP BOOK NO. 7480, PAGE 40, PARCEL NO. 21
UNINCORPORATED COUNTY AREA OF CATALINA ISLAND

☒ Public Works recommends approval of this site plan.

☐ Public Works does **NOT** recommend approval of this site plan.

The proposed project has a 2-tier permit application process:

1. CUP Application: To process the sand replenishment portion at the Main Beach. The applicant seeks to scrape a 12-inch layer of sand and replace it with 1,900 tons of new sand material from a quarry in San Juan Capistrano. The old sand will be brought to a disposal site located at Wells Beach on the back of the isthmus.
2. CDP Application: To process the replacement of the two main public bathrooms and shower buildings at Two Harbors and the sand replenishment portion at the Main Beach.

Upon approval of the CUP and CDP, we recommend the following conditions:

Building and Safety:

1. Submit applicable improvement plans (grading, building, and etc.) to Public Works' Building and Safety Division, Southwest District office, for review and approval.

For questions regarding the building and safety condition, please contact Clint Lee of Building and Safety Division at (626) 458-3154 or cllee@dpw.lacounty.gov.

Drainage/Grading:

1. Per County Code Section 12.84.460, comply with Low-Impact Development (LID) standards in accordance with the LID Standards Manual, which can be found at <http://dpw.lacounty.gov/idd/web/>.
2. Prior to issuance of building permits, a drainage and grading plan must be approved by Public Works to:
 - a. Provide for the proper distribution of drainage including contributory drainage from adjoining properties.
 - b. Comply with the National Pollutant Discharge Elimination System, System-Wide Monitoring Program, and Water Quality requirements.

For questions regarding the drainage/grading conditions, please contact Toan Duong of Public Works' Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

Water:

1. Prior to issuance of building permits, provide a Will Serve letter from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions the system will meet all flow requirements.

For questions regarding the water condition, please contact Massoud Esfahani of Land Development Division at (626) 458-4921 or mesfahan@dpw.lacounty.gov.

Maria Masis
February 18, 2015
Page 3

If you have any other questions or require additional information, please contact Juan Sarda of Land Development Division at (626) 458-4921 or jsarda@dpw.lacounty.gov.

JS:tb

P:\lcpub\SUBPCHECK\Plan\CUP\CUP 201400055 APN 7480 040 021 7480 040-017\TCUP 201400055\2014-12-15 TCUP 201400055 SUB.docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2014-01278

MAP DATE: 04/01/2014

LOCATION: 1 Banning Harbor, Two Harbors, Catalina

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE
FOLLOWING CONDITIONS OF APPROVAL.**

CONDITION OF APPROVAL

1. The Land Development Unit has no access and water system requirements for this project. Specific access and water system requirements will be addressed when the project is submitted to the Department's Engineering Section for the rebuild of the existing bathroom. The rebuild may necessitate the installation of an automatic fire sprinkler system, and the need for fuel modification.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Shella Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

January 23, 2015

TO: Shaun Temple
Principal Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA M.T.
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2014-01278/ CUP201400055
Two Harbors
1 Banning House Road, Two Harbors, Catalina Island

- ☒ Public Health recommends approval of this CUP.
☐ Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the CUP request for the above referenced project. The CUP is to replace the sand at the main beach, and to replace 2 existing bathroom buildings with the same exact building footprint. In addition, the liquor license will be expanded to include the main beach area to provide food and beverage service to beach guests. The Department recommends approval of the CUP contingent upon the following conditions.

Restaurant Establishment

The applicant shall comply with all Public Health requirements relating to the operation of a restaurant establishment with onsite alcohol consumption, and food service outside the enclosed facility. The applicant shall maintain a valid Public Health operating permit.

Potable Water Supply and Sewage Disposal

The project shall remain connected to public water and public sewer (treatment plant).

Noise

The project shall adhere to the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.

For any questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.



County of Los Angeles
Sheriff's Department Headquarters

*4700 Ramona Boulevard
Monterey Park, California 91754-2169*



Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: R2014-01278-(4)
Permit No.: RCUP201400055
Establishment: Harbor Reef Restaurant
Location: Two Harbors
Description: Conditional Use Permit to expand the alcohol service area of the Harbor Reef Restaurant to include an outdoor area that includes a portion of the main beach.

(1) Summary of service calls and crime history for the project site over the last five years:

We do not have a history of calls for service at the Harbor Reef Restaurant for the last five years. The reason for this is because most disturbances involving the bar are handled by deputies who personally witness the misconduct or the misconduct is reported directly to deputies (either in person or by cell phone). An extreme example of this is the annual Buccaneer Days Event in which thousands of guests, of varying degrees of intoxication, spend the weekend celebrating the event at the location. Despite arrests, fights, drug usage, public drunkenness and indecency, no calls for service are generated as the illegal conduct is either witnessed by on-duty personnel or reported directly to personnel at the location.

(2) Comments/recommended conditions:

There are eight deputies and three sergeants who patrol the city of Avalon, which is approximately three square miles. The remaining seventy-two square miles of Catalina are patrolled by two Resident Deputies, who live in the community of Two Harbors. It is important to note, the deputy who is on-duty at Two Harbors could be called to a campsite, a beach, or as far away as the other side of San Clemente Island to handle a problem, thus leaving no one to be immediately available to handle a problem at Two Harbors.

We work closely with those responsible for managing and operating the Harbor Reef Restaurant. For years, we have supported their visions, daily operations and special events and we will continue to do so with an emphasis on public safety. Regarding the proposed expansion of the Harbor Reef Restaurant, my concerns involve public safety and the safety of deputy personnel. Catalina Island, specifically Two Harbors, is a great place to visit that is unlike anywhere else in Los Angeles County. Two Harbors is a vacation destination, a place where families and friends can relax, enjoy activities and adults can consume alcohol without having to worry about getting on a freeway and driving home. Unfortunately, many people over-indulge and the results can be disruptive for other vacationers, damaging to property, harmful if they become assaultive, or fatal if they decide to operate a boat or swim in the water near a boat.

SHERIFF RESPONSE FORM

Since there is usually only one deputy on-duty, that deputy has to handle the intoxicated person(s) by himself with his closest deputy back-up coming from Avalon, approximately one hour away. Agents from the Alcohol Beverage Commission have been unable to regularly visit the island and therefore enforcement and subsequent sanctions for over-serving patrons has been void. Additional security should be required for any type of expansion, but security officers are only concerned with providing security for the business. Their problems (drunken patrons) always become problems for local law enforcement after the patrons are removed from the business.

I believe that if the bar area is expanded, we should have an agreement with the site owner for an annual overtime allotment. This will allow us to provide extra deputy personnel to staff the venue as we believe necessary in order to maintain public safety at the project site. In showing my support for expansion, with regard for the safety of everyone involved, I would recommend expanding the service area only to an area that is plainly visible to management, staff, and law enforcement. This will discourage nefarious behavior and allow for monitoring from a single vantage point. I would also recommend implementing the proposed expansion in stages, to reach its full potential in three years. At the end of each Summer, the successes and failures could be evaluated and future expansion stages be considered. I would further recommend, the hours for the expanded service area be limited to daytime (12:00 PM to 6:00 PM) during the first phase of the expansion. At the end of the Summer, consideration could be given for expanded hours for the following season.

(3) Overall recommendation:

☒ Sheriff recommends approval of this CUP with modifications.

☐ Sheriff does NOT recommend approval of this CUP.

Sincerely,

JIM McDONNELL, SHERIFF



Douglas Fetteroll, Captain
Avalon Station Commander



SANTA CATALINA ISLAND COMPANY

Main Beach Scope of Service and Sheriff Concerns

April 4, 2016

Service on the main beach will have several components. The service described will be for the peak season with reduced hours and days of operation during the shoulder and off seasons.

1. Cabana and Chaise Long Beach Service: Food and beverage will be served from 10:00am to approximately 10:00pm.
2. Table service: Twelve tables, located near the dive shop, will serve food and beverage starting at 10:00am. The focus of the table area is lunch and dinner service with beverages available. During summer months the kitchen will be open until about 10:00pm with the guests from the last seating usually signing out no later than 11:30pm. Since we are the only restaurant in town, we do stay open past our posted hours when needed.
3. Banquets and Catering: Throughout the summer we currently accommodate groups from 20 to 250 people in this space. Permits were pulled if alcohol has sold. Typically, alcohol is served no earlier than 10:00am and no later than 12:00am. We would like to continue to use this space for private groups. Extra security staff will be brought on if the event warrants, and local law enforcement will be notified of large groups with alcohol service.
4. Special Events: Permits are currently pulled for Buccaneer Days and Shipwreck. SCICo are limited to four days of this type of permit. These permits are approved by local law enforcement. For Buccaneers Days SCICo hire an additional 25 private security guards and pay LASD for an additional 12 deputies to police the event. Shipwreck is much smaller so SCICo uses in house security and the sheriffs provide additional deputies. The new proposed boundary for the premise includes the area we use for these events. SCICo will provide further barriers to provide a clear path of travel from the General Store outside of the new proposed boundary as to avoid conflict of the separate liquor licenses during these events. SCICo would like to grow the event segment of the business. Any events would be held with additional private security and LASD involvement.

Security, during the peak season, will be on duty 24 hours a day. SCICo is planning on having two guards on the day shift and two on the night shift. SCICo will also staff one guard on the graveyard shift. During the shoulder seasons we will have one guard for all shifts. These guards will be in addition to the security staff used in normal bar operations. During the off season the regular restaurant staff will assume this role. Other than Item #4, our liquor service will be to the beach and not to the plaza or lawn areas west of the plaza and restaurant. Guests may purchase beverages from the Patio Bar and security will monitor these areas.

SCICo met with Capt. Doug Fetteroll, LASD, to discuss our plans for the main beach. Capt. Fetteroll stated his concerns on several topics: size of the venue, supervision and security, hours of operation, responsible serving and overconsumption, alcohol awareness training for the staff, and financial assistance when extra law enforcement is recommended. SCICo explained how we would address each of these. Capt. Fetteroll stated that he was comfortable with our explanations and he would not block the permit.

Santa Catalina Island Company
PO Box 737 150 Metropole Ave Avalon, CA 90704
PH 310.510.2000



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



COASTAL DEVELOPMENT PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.2320, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed development is in conformity with the certified local coastal program.

The three projects: new bathrooms, new sand at Main Beach (above the seal wall) and the expanded liquor license boundary area are in compliance with the Local Coastal Plan. These projects are not new structures or areas - but rather just updating and improving the existing bathroom building and Main Beach.

B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

There is no new development - only renovating existing buildings, adding new sand above the sea wall at the main beach and expanding the boundary of an existing liquor license at the Harbor Reef Restaurant.

APPLICANT'S AFFIDAVIT

I (We) being duly sworn, depose and say that the foregoing answers and statements herein contained and the information submitted are in all respects true and correct.

Executed this _____ day of _____ at _____

Signed _____



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed projects: renovating the bathrooms and replacing the sand at main beach will improve the

quality of life and overall experience for residents and guests alike by providing better facilities.

the applicant owns all of the land, and the projects will only enhance the property, improve quality

of the facilities and contribute to an overall better experience by all residents and visitors at two

harbors. all of the residents at the project site are scico employees, who will benefit from improved

facilities as residents and as employees.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

NA - we are not proposing a new/changed size project, only replacing the existing bathrooms in the

exact same footprint. there is no new element. the sand at the main beach is being replaced in kind,

no new facility or element is being introduced.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The proposed site is adequately served by roads, there is very limited vehicular traffic at the site as

dictated by the constraints of the island.

the site is adequately served by public and private service facilities, and the proposed projects will

not have a material impact on these services.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



ALCOHOLIC BEVERAGE SALES BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.195, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

ABC License Type No(s): _____ (e.g. Type 20, Type 41)

A. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

The Applicant/Owner owns all land and buildings at the proposed site. All residents are temporary and are Employed by the Santa Catalina Island Company. The expansion of the existing liquor license will be a benefit to the residents and employees alike. The expansion of the alcohol license will only positively affect the employees/residents - creating better service and oversight to guests, residents and employees.

B. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.

The proposed location is at the Main Beach area - currently used by guests, residents and employees for recreation. The expanded liquor license will not impact the residential area and will only add to the enjoyment of the area by guests and residents by providing further service to all. there will be no increased noise, odors dust, glare or shadows created - nor will there be any hazardous materials used or produced.

C. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.

There is no density at Two Harbors, the Harbor Reef Restaurant is the only casual dining restaurant in the area. There is no other bar in the vicinity and there are no plans for any future bars.

D. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.

The proposed expansion of the existing Liquor License at the Harbor Reef Restaurant will improve the local economy by creating more employment opportunities, enhancing the guest experience, thereby driving tourism.

E. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

The expansion of the Harbor Reef Liquor License will not affect the appearance of the structure - any changes would be an enhancement and be in alignment with the aesthetic of Two Harbors.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2012-01555-(3)/ CASE NO.RVAR 201200004/ RCUP 201200144/ RENV NO. 201200263

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	Require the presence of a biological monitor at the quarry site to ensure that quarried sand is taken from weed-free areas.	Monitoring summary letter signed by monitoring biologist is to be submitted to the Department of Regional Planning.	When sand is taken from the quarry site.	Applicant	Department of Regional Planning
4.2	Biological Resources	Require the presence of a biological monitor at the project site to ensure that sand removal and replacement does not adversely affect sensitive species.	Monitoring summary letter signed by monitoring biologist is to be submitted to the Department of Regional Planning.	During the removal and replacement of sand from the Two Harbors main beach.	Applicant	Department of Regional Planning
4.3	Biological Resources	Cover trucks hauling the beach sand travelling between the project and disposal sites to reduce dust emissions en route.	The applicant submits a signed letter that the trucks have been properly covered.	During the transportation of the beach sand from the project site to the disposal site.	Applicant	Department of Regional Planning
4.4	Biological Resources	Limit sand replacement activities to the October – February period in order to avoid potential adverse impacts to grunion.	Applicant shall submit a work schedule of when activities will take place prior to commencing work.	Prior to commencing sand replacement work.	Applicant	Department of Regional Planning
5	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account, as necessary, until all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Department of Regional Planning

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Project No. R2014-01278-(4)
Coastal Development Permit No. 201400002 / Conditional Use Permit 201400055

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012
Contact Person and phone number: Shaun Temple, (213) 974-6462

Project sponsor's name and address: Jennifer Ansite, P.O. Box 150 Metropole Ave., Avalon, CA 90704

Project location: 1 Banning House Road, Two Harbors, CA 90704
APN: 7480-040-021; 7480-040-017 *USGS Quad:* Santa Catalina North; Santa Catalina West

Gross Acreage: 2.5 acres

Community/Area wide Plan designation: View Corridor; Industrial/Transportation (Santa Catalina Island Local Coastal Plan)

Zoning: Resort (Santa Catalina Island Specific Plan)

Description of project: The applicant, The Santa Catalina Island Company (Island Company), owns and operates the resort village of Two Harbors, which is located on the isthmus of Santa Catalina Island (Catalina). The applicant is proposing a project at Two Harbors that consists of three components:

- Sand replacement for the main beach. The sand replacement project is located between the primary commercial buildings of Two Harbors and a seawall that separates the sand of the project area from the sand that comes in contact with the ocean, so there is no direct contact for the new sand with the tide. The proposal is to remove 1,900 tons of sand that will be sent to Wells Beach, which is located on the other side of the isthmus and is designated for industrial and transportation uses. The Island Company will store this sand in a brick shelter and save it to use on various construction projects throughout the island. The replacement sand for Two Harbors' main beach will come from a quarry in San Juan Capistrano and will be analyzed for invasive material by a biologist and the trucks and boat used to carry the sand have been certified by the operators to be cleaned to mitigate any transfer of invasive material during transport.
- Place 6 beach cabanas (removable shade structures) on the replacement sand area. The cabanas are 144 square feet (12' x 12' x 8') each.
- Expand the alcohol service area by the Harbor Reef Restaurant, which is located next to the main beach.

Surrounding land uses and setting: The project site is located in the community of Two Harbors, which is entirely owned by the Island Company with the majority of the population being employees of the Island Company. There is one restaurant, one general store, and one hotel. There is a pier near the main beach that is served by the Catalina Express, which is a ferryboat that serves as a shuttle to and from Avalon and San Pedro. Outside of Two Harbors is the USC Campus of Environmental Studies. Primarily, Two Harbors is surrounded by undeveloped open space.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency

Approval Required

Major projects in the area:

Project/ Case No.

Description and Status

Reviewing Agencies:*Responsible Agencies*☐ NoneRegional Water Quality Control
Board:☐ Los Angeles Region☐ Lahontan Region☒ Coastal Commission☒ Army Corps of Engineers*Special Reviewing Agencies*☒ None☐ Santa Monica Mountains
Conservancy☐ National Parks☐ National Forest☐ Edwards Air Force Base☐ Resource Conservation
District of Santa Monica
Mountains Area☐*Regional Significance*☒ None☐ SCAG Criteria☐ Air Quality☐ Water Resources☐ Santa Monica Mtns. Area☐*Trustee Agencies*☐ None☒ State Dept. of Fish and
Wildlife☒ State Dept. of Parks and
Recreation☐ State Lands Commission☐ University of California
(Natural Land and Water
Reserves System)*County Reviewing Agencies*☒ DPW:- Land Development Division
(Grading & Drainage)- Geotechnical & Materials
Engineering Division- Watershed Management
Division (NPDES)- Environmental Programs
Division

- Waterworks Division

- Sewer Maintenance Division

☐ Fire Department- Forestry, Environmental
Division

- Planning Division

- Land Development Unit

- Health Hazmat

☐ Sanitation District☐ Public Health/Environmental
Health Division: Land Use
Program (OWTS), Drinking
Water Program (Private
Wells), Toxics Epidemiology
Program (Noise)☐ Sheriff Department☐ Parks and Recreation☐ Subdivision Committee☐

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|----------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings
of Significance |
| <input type="checkbox"/> Geology/Soils | | |


DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature (Prepared by)

2/2/16
Date


Signature (Approved by)

2/2/16
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is located within the designated View Corridor Land Use of the Two Harbors Resort Village of Catalina Island and is visible from several hiking trails and from boats along the coast. The proposed project includes removing 1,900 tons of sand from the main beach and replacing it with an equal amount of new sand taken from a quarry from San Juan Capistrano. The original sand will be moved to the other side of the isthmus, outside of the view corridor, and into an existing brick structure located in an area already disturbed and designated for industrial uses. The new development for the project will be six beach cabanas (removable shade structures) of 144 square feet (12' x 12' x 8') each to be placed on the main beach. The Catalina Specific plan states that beaches and associated active recreation uses are principal permitted uses in the View Corridor and the Catalina Local Coastal Plan (LCP) states that new development within highly scenic areas shall be subordinate to the character of its setting. The beach cabanas meet both the standards of the Specific Plan and the LCP in that they are intended for recreational use by beach goers and are designed to have a beach island look that fits in with the Two Harbors community. The cabanas are smaller in terms of height and scale than most the other buildings in the area.

Construction activities will take place for these activities that will have an impact on the aesthetics of the View Corridor. However, the construction activities are temporary in nature and as such so are the impacts to the aesthetics. Once the construction activities are completed, their impacts to aesthetics will be removed.

Therefore, impacts to scenic vistas, views from trails, and the existing visual character or quality of the site and its surroundings because of height bulk, pattern, scale, character, or other features are expected to be less than significant. For the same reasons, the project is not expected to create a new source of substantial shadows, light, or glare. Therefore, impacts which would adversely affect day and nighttime views in the area are expected to be less than significant.

The expanded service area of alcohol at an existing restaurant does not involve development and therefore is not expected to have impacts on the aesthetics of the area.

There are no scenic highways on Catalina Island. Therefore, there will be no impacts to scenic resources within a state scenic highway.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project area is developed as a resort village and there are no designated farmlands, Agricultural Opportunity Areas, forestlands, or timberlands located within the area. The majority of Catalina Island is under a Williamson Act contract; however, these lands are under ownership and management of the Catalina Conservancy. Two Harbors is not under a Williamson Act contract and is designated for development as a resort village. Therefore, there would be no impact to farmlands, agricultural lands, forest lands, timberlands, lands designated Agricultural Opportunity Areas, or lands with a Williamson Act contract.

3. AIR QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is located in the South Coast Air Quality Management District (SCAQMD), which is responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The proposed project includes removing 1,900 tons of sand from the main beach and replacing it with an equal amount of new sand taken from a quarry from San Juan Capistrano. The original sand will be moved into an existing brick structure located in area designated for industrial uses. The new development for the project will be six beach cabanas of 144 square feet each. These cabanas are removable shade structures and such a use is not associated with impacting the air quality. The project also includes the expansion of the alcohol service area of the Harbor Reef Restaurant. The expanded service of alcohol where alcohol is already served is not associated with significantly impacting air quality. As such, the intensification of the project site in regards to the beach cabanas and the alcohol service area is considered less than significant.

Due to the limited size and scope of the project, projected emissions for both short-term construction and long-term operation are expected to fall below the SCAQMD significance thresholds. Since construction and operation of the project would not exceed the SCAQMD significant thresholds, increase the frequency or severity of existing air quality violations, neither cause or contribute to new air quality violations, delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP, then the proposed project is not expected to conflict with or obstruct implementation of applicable air quality plans of SCAQMD and it is not expected to violate any applicable federal or state air quality standard or substantially contribute to an existing air quality violation, exceed any SCAQMD threshold, or otherwise

result in a cumulatively considerable net increase of any criteria pollutant. Therefore, implementation of the proposed project is expected to result in less than significant impacts related to federal and state air quality standards. For the same reasons, the project is not expected to expose sensitive receptors to substantial pollutant concentrations and impacts are expected to be less than significant.

Any odors that may result as the product of construction activities would be temporary and would be expected to cease follow the conclusion of construction activities. Therefore, impacts to creating an objectionable odor affecting a substantial number of people are expected to be less than significant.

4. BIOLOGICAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

☐ ☐ ☒ ☐

The project site is located in the public beach area of Two Harbors that is used for recreation and picnicking. The Fourth of July Cove Significant Ecological Area (SEA) is located over 500-feet to the northwest. The Department of Regional Planning's staff biologist and project planner conducted a site visit and brought the findings of that visit to the Significant Ecological Area Technical Advisory Committee (SEATAC) for presentation at a public meeting. SEATAC is an advisory committee to the Regional Planning Commission who specialize in various areas of biology in Los Angeles County. SEATAC reviews the project and carefully evaluates the biological resources within the project site, taking into account the surrounding area. The staff biologist provided notes to SEATAC stating the project is located entirely outside of the SEA and is sited on existing disturbed areas and that the proposed project features that are expected to avoid impacts to ocean waters and natural near-shore and upland habitats. These include:

- Provisions to ensure that sand used in the beach replenishment is free of invasive plant material and that transport vehicles, including barges and loading/off-loading equipment are clean and free of weed seed.
- Sand is not expected to migrate into the sea as it will be supported behind a sea wall beyond the reach of wave action.
- Disposal of old sand material (i.e. that which is being replaced by the replenishment) will occur at light-industrial storage site, also outside of a natural or otherwise sensitive resource areas.

County staff recommended that SEATAC find the project consistent with the SEA compatibility criteria due to its minimal effect on the natural environment of the recipient and disposal sites, its siting outside of any SEAs, and the steps that have been taken to minimize or eliminate the likelihood of offsite impacts adversely affecting the natural environment of the island. SEATAC provided a determination of consistency with the SEA compatibility Criteria with the following comments, to be incorporated as mitigation measures:

1. Require the presence of a biological monitor at the quarry site and at the project site to ensure that quarried sand is taken from weed-free areas and that sand removal and replacement does not adversely affect sensitive species. (Addresses impacts a, b, and f)
2. Cover trucks travelling between the project and disposal sites to reduce dust emissions en route. (Addresses impacts a, b, and f)
3. Limit sand replacement activities to the October – February period in order to avoid potential adverse impacts to grunion. (Addresses impacts a, d, and f)
4. Avoid any additional night lighting and include provisions for the reduction of trash on the site. (Addresses impacts a, b, d, and f)

As the project is located outside of the SEA in an already disturbed area of a public beach and as provisions are being taken to avoid impacts to natural near-shore and upland habitats, including having a biological monitor at the quarry site and at the project site to ensure that quarried sand is taken from weed-free areas

and that sand removal and replacement does not adversely affect sensitive species, and as a sea wall separates the project area of the main beach from the ocean, then impacts causing substantial adverse effect on special status species, sensitive natural communities, and protected wetlands are expected to be less than significant. As the project is located within the main center of the community of Two Harbors and as the sand replacement activities are limited to October to February in order to avoid potential impacts to grunion, then the project is not expected to interfere substantially with the movement or corridors of native resident or migratory fish or wildlife species and impacts are expected to be less than significant.

No oak trees were identified near the project site. Therefore, no impacts to oak woodlands are expected.

For all the reasons described above, the project is not expected to conflict with any local policies or ordinance protecting biological resources, including Wildflower Reserve Areas, the Los Angeles County Oak Tree Ordinance, and SEAs or to conflict with the provisions of an adopted state, regional, or local habitat conservation plan. Therefore, impacts are expected to be less than significant.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The applicant hired Sage Environmental Group (Sage) to put together a Cultural Resources Evaluation per the requirements of Section 22.46.460, Archaeological and Historical Features, of the Santa Catalina Island Specific Plan. Sage had the South Central Coastal Information Center (SCCIC) at California State University, Fullerton conduct a cultural resources records search for the Project Area and the surrounding one-half-mile radius. The results indicated a total of eight cultural resources have been previously identified within a one-half mile radius of the project area. These include six prehistoric archaeological resources and two historic built-environment resources with a prehistoric component. These cultural resources were not located on the main beach where the work of the project is proposed to take place. The proposed project includes removing 1,900 tons of sand from the main beach and replacing it with an equal amount of new sand taken from a quarry from San Juan Capistrano. The original sand will be moved to the other side of the isthmus and into an existing brick structure located in an area already disturbed and designated for industrial uses. The new development for the project will be six beach cabanas (removable shade structures) of 144 square feet (12' x 12' x 8') each to be placed on the main beach. The project also includes an expansion of the alcohol service area for the Harbor Reef Restaurant. There were also no cultural resources identified at the Harbor Reef Restaurant.

As the project has been examined through a Cultural Resources Evaluation and as the project has been determined to not obtain the level of integrity necessary for CRHR eligibility in accordance with CEQA Guidelines Section 15064.5, then this project is expected to have less than significant impacts in causing a substantial adverse change in the significance of historical and archaeological resources pursuant to CEQA Guidelines Section 15064.5, in directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature, or in disturbing any human remains. Therefore, impacts are expected to be less than significant.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

All development related to the proposed project, including the sand replacement and the six new 144 square foot cabanas will be required to comply with all applicable Los Angeles County green building standards. The expansion of the alcohol service area is not development and therefore the green building standards are not applicable. There is no new landscaping proposed as part of the project. Therefore, the project is not expected to conflict with the Los Angeles County Green Building Ordinance or Drought Tolerant Landscaping Ordinance.

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. The County's green building program serves to meet these goals. The green building program includes green-building standards, Low-Impact Development standards, and Drought Tolerant Landscaping requirements. In addition, on January 2011, the State of California adopted the *CALGreen* Building Code with mandatory measures that establish a minimum for green construction practices. The proposed project is would be required to comply with all relevant green building and energy standards. Therefore, impacts are expected to be less than significant.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The applicant hired the geotechnical consultant firm of Albus-Keefe & Associates, Inc. to conduct a geotechnical investigation. The report stated that no active faults are known on the project site nor does the site lie within the bounds of an "Earthquake Fault Zone" as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. As such, the potential for ground rupture due to a fault displacement beneath the site is considered very low and impacts are expected to be less than significant.

The site is situated in a seismically active area that has historically been affected by generally moderate to occasionally high levels of ground motion. The site lies in relative close proximity to several active faults; therefore, the location will probably experience similar moderate to occasionally high ground shaking from these fault zones, as well as some background shaking from other seismically active areas of the Southern California region. Design and construction in accordance with the current California Building Code (CBC) requirements is anticipated to address the issues related to potential ground shaking. Therefore, impacts from strong seismic ground shaking are expected to be less than significant.

Albus-Keefe conducted a liquefaction evaluation for the site under the guidance of Special Publication 117A: Guidelines for Evaluating and Mitigating Seismic Hazards in California (CDMG, 2008). The alluvial deposits encountered during the subsurface exploration were cohesive and relatively stiff in nature. The alluvial materials are anticipated to exhibit such characteristics to the depth of bedrock. Therefore, the potential for liquefaction to occur beneath the site is considered to be low. Furthermore the site is not located within an existing mapped California Geologic Survey liquefaction hazard zone at this time. Therefore, impacts from liquefaction are expected to be less than significant.

The site is relatively flat and located a substantial distance from any hillsides (at least 400 feet). Therefore, the potential for geologic hazards associated with landsliding is considered low and impacts are expected to be less than significant.

The top layer of sand proposed to be removed from the main beach is proposed to be replaced with a similar type of sand material. In addition, only the first 12-inches of the top layer of sand are proposed for removal. The top layer of sand will be removed and replaced with an equal amount of sand from a quarry in San Juan Capistrano. As the grading cut is shallow, limited to 12-inches, and the replacement fill material is of a similar type, impacts to substantial soil erosion or expansive soils are expected to be less than significant.

Two Harbors Village is served by public restrooms that are connected to the Two Harbors Wastewater Treatment Plant and not an onsite wastewater treatment system. Therefore, there are no impacts to soils incapable of adequately supporting the use of onsite wastewater treatment systems.

Hillside Management Areas are identified by the County as areas that have a slope of 25 percent or greater. There are no designated Hillside Management Areas located in the project area. Therefore, no impacts from the proposed project on these resources would occur.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed projects of sand replacement and the placement of the beach cabanas will involve types of construction and the transportation of materials. Both construction and transportation are activities that generate greenhouse gas emissions. However, both the construction and the transportation activities are temporary and due to the limited size and scope of the project, the related construction and transportation activities will be minor in scale. As for the long-term operation of the project, the proposed components of the beach sand, the beach cabanas, and the expanded service area of alcohol are not expected to produce greenhouse gas emissions. Therefore, the impacts from the generation of greenhouse gas emissions are expected to be less than significant.

The proposed project will be required to comply with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GHG emission reduction, and the Los Angeles Regional Climate Action Plan. Therefore, impacts are expected to be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a Very High Fire Hazard Severity Zones (Zone 4)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) within a high fire hazard area with inadequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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|--------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) within an area with inadequate water and pressure to meet fire flow standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Does the proposed use constitute a potentially dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The proposed project of sand replacement of the main beach, the placing of six beach cabanas (removable shade structures), and the expansion of the alcohol service area for the Harbor Reef Restaurant are not uses that involve hazardous materials. Therefore, the proposed project is not expected to create a significant hazard to the public through the routine transport, storage, production, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment and the project is not expected to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses. Therefore, impacts are expected to be less than significant

DTSC (Department of Toxic Substances Control) oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. No hazardous materials sites or properties listed in compliance with California Government Code, Section 65962.5 (e.g., Comprehensive Environmental Response, Compensation and Liability Information System [CERCLIS], Resource Conservation and Recovery Act [RCRA]) are located on the project site. Any sites within the general vicinity are not likely to have contaminated the project site. Therefore impacts from the hazardous material sites resulting in a significant hazard to the public or the environment are expected to be less than significant.

Catalina Airport is the nearest airport and is located approximately five miles to the south-east. The influence area of this airport does not extend to the project site. There are no additional private airstrips in the area. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area. Therefore, impacts are expected to be less than significant.

The development of the proposed project consists of the replacement of sand on the main beach and the placement of six cabanas (removable shade structures). This level of development is minor in scale and does not block emergency access routes. Therefore, the proposed project is not expected to impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Therefore, impacts are expected to be less than significant.

The proposed project is located within a very high fire hazard severity zones and was referred to the Los Angeles County Fire Department for review. The Land Development Unit of the Fire Department issued a letter of clearance for the project stating that it had no access and water system requirements for this project. Therefore, the project is not expected to expose people or structures to a significant risk of loss, injury or death involving fires. Public beaches are not normally known to store hazardous materials or substances that have the potential to ignite a fire. Therefore, impacts are expected to be less than significant.

10. HYDROLOGY AND WATER QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

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j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

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k) Otherwise substantially degrade water quality?

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l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

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m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

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n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

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o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

☐ ☐ ☒ ☐

Catalina Island is located within the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB). As such, the proposed project would be required to comply with the water quality requirements in the Basin Plan prepared by the LARWQCB. The sand replacement project, beach cabanas, and the expanded alcohol hall service area are uses that are served by existing water distribution sources and public bathroom facilities. None of these uses are proposing changes to and additions to water and wastewater resources. Therefore, the project is not expected to violate any water quality standards or waste discharge requirements. Therefore, impacts are expected to be less than significant.

The proposed projects are minor in scale and are not expected to significantly change the use of water resources. Therefore, the project is not expected to substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, impacts are expected to be less than significant.

The project site is located in the public beach area of Two Harbors that is used for recreation and picnicking and is developed with several buildings and a storage yard. There are drainage streams to the east and south-east of the project site, but not within the project site. In addition, the project must comply with the County's Low Impact Development standards in accordance with the LID Standards Manual. Prior to the issuance of building permits, a drainage and grading plan must be approved by Public Works to provide the property distribution of drainage including contributory drainage from adjoining properties and to comply with the National Pollutant Discharge Elimination System (NPDES), System-Wide Monitoring Program,

and Water Quality requirements. Therefore, the project is not expected to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site; or to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Additionally, the project is not expected to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts are expected to be less than significant.

There are no proposed water features for the site, therefore the project is not expected to create stand water accumulation that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile Virus and result in increased pesticide use. Therefore, impacts are expected to be less than significant.

Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example) while nonpoint sources of pollutants are typically derived from project site runoff caused by rain or irrigation and have been classified by the United States Environmental Protection Agency (USEPA) into one of the following categories: agriculture, urban runoff, construction, hydromodification, resource extraction, silviculture, and land disposal. It is considered unlikely that the project would be able to completely prevent nonpoint sources of pollutants from being generated from the drainage from Two Harbors. These pollutants could potentially end up flowing through the watershed and into the area of Special Biological Significance. The project site is located in the Northwest Santa Catalina Island Area of Special Biological Significance (Isthmus Cove to Catalina Head). However, the community of Two Harbors is already an existing and proposed project is primarily changes to existing uses. In addition, because most small amounts of non-point source pollutants would not cause a significant disruption to Areas of Special Biological Significance; the project is expected to result in less than significant impact.

The project area is served by a public bathroom that is connected to the Two Harbors Wastewater Treatment Plant and does not use an onsite wastewater treatment system. Therefore, impacts for the use of onsite wastewater treatment system in areas with known geological limitations or in close proximity to surface water are not expected.

The Federal Emergency Management Agency (FEMA) prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. The project site is not located in a FEMA Flood Zone, a dam inundation zone, or in an area subject to inundation by seiche, tsunami, or mudflows. Therefore, impacts from these hazards are expected to be less than significant.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project includes replacing sand on the main beach, adding six 144-square foot beach cabanas (removable shade structures), and expanding the alcohol service area for the Harbor Reef Restaurant. These improvements fit in with the existing development of Two Harbors and therefore any impact to physically dividing the established community of Two Harbors is expected to be less than significant.

The Santa Catalina Island Local Coastal Plan (LCP) designates Two Harbors as a resort village intended for visitor use. The three components of this project are all intended to serve the recreational experience of visiting Two Harbors and conform to the goals and policies of the LCP and the development standards of the Catalina Island Specific Plan. Therefore, this project is consistent with the applicable County plan and County zoning ordinance for this subject property.

The project site is not located in a Hillside Management area. The Fourth of July Cove Significant Ecological Area (SEA) is located over 500-feet to the north-west. The project was reviewed by the Department of Regional Planning's staff biologist and was presented to the Significant Ecological Area Technical Advisory Committee (SEATAC). SEATAC found that the project met the conformance criteria for SEAs. The full discussion of the proceedings is found in the Biological Resources section of this Initial Study. Therefore, impacts from conflicting with Hillside Management criteria, SEA conformance criteria, or other applicable land use criteria are expected to be less than significant.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The County depends on the State of California's Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally-significant aggregate and mineral resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s). According to the General Plan for Los Angeles County, there are no known mineral resources located at the project site. Additionally, according to the California State Department of Conservation, Division of Mines and Geology, there are no known aggregate resource areas at the project site. Therefore, the proposed project will not result in the loss of availability of a known mineral resource or mineral resource of local importance that would be of value to the region and the residents of the State as delineated on a local general plan, specific plan, or other land use plan. Therefore, no impacts are expected to occur.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project includes replacing sand on the main beach, adding six 144-square foot beach cabanas (removable shade structures), and expanding the alcohol service area for the Harbor Reef Restaurant. The noises normally associated with these uses are that of human conversations. The project does include a construction period that may involve noises from machine equipment. However, the construction is temporary and the noises from the associated equipment would cease following the construction period. Therefore, any increase in noise levels, groundborne noise levels, and ambient noise levels in the project vicinity are expected to be less than significant.

There is no adopted airport land use plan in the project area or known private airstrip. The Catalina Airport, a privately owned, public use airport, is located approximately five and half miles to the southeast; however, the noise contour levels do not reach into the project site. Therefore, the project is not expected to expose people residing or working in the project site to excessive noise levels from airports and impacts are expected to be less than significant.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project includes replacing sand on the main beach, adding six 144 square foot beach cabanas (removable shade structures), and expanding the alcohol service area for the Harbor Reef Restaurant. These are either replacements or improvements to existing resources and uses. The project does not include new homes or businesses or the extension of roads or other infrastructure. Therefore impacts related to substantial population growth in the area and the displacement of substantial numbers of people are expected to be less than significant. In addition and for the same reasons, impacts that cumulatively exceed official regional or local population projections are expected to be less than significant. The project does not propose to displace any existing housing. Therefore, no impacts necessitating the construction of replacement housing elsewhere are expected.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project includes replacing sand on the main beach, adding six 144-square foot beach cabanas (removable shade structures), and expanding the alcohol service area for the Harbor Reef Restaurant. These are either replacements or improvements to existing resources and uses. The project does not include new homes or businesses or the extension of roads or other infrastructure. Therefore, impacts related to substantial population growth in the area are expected to be less than significant. As population growth is not expected from the project, then any demands on increased public services are expected to be less than significant. Therefore, impacts related to the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for fire and sheriff services is expected to be less than significant. In addition, as population growth from this project is expected to be less than significant and as these uses are primarily tourist related, then any impacts on schools, parks, libraries, and other public facilities are expected to be less than significant.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The western end of Catalina Island is primarily preserved as an open space area with recreational hiking trails and camp sites that are available to visitors of the area. Two Harbors serves as the main starting point for these recreational visitors and provides a public beach, public bathrooms, a general store, a restaurant, and a hotel. Two Harbors itself is a recreational destination with some visitors not venturing beyond the community into the hiking trails and open space areas.

The proposed project includes replacing sand on the main beach, adding six 144-square foot beach cabanas (removable shade structures), and expanding the alcohol service area for the Harbor Reef Restaurant. Each of these project components will either replace or improve existing uses that serve the recreational experience for those who visit Two Harbors. Therefore, impacts to the substantial physical deterioration of the recreational area are expected to be less than significant.

Due to the limited size and scope of the project, it is not expected to require the construction or expansion of the recreational facilities which might have an adverse physical effect on the environment. Therefore, impacts are expected to be less than significant.

The Santa Catalina Local Coastal Plan (LCP) requires that inland roads and trails shall be available to the public for recreational, scientific, education, scenic, and other open space purposes to the greatest extent possible consistent with the protection of the open space character of the land, including the protection and preservation of the natural habitat and wildlife and plants. This is accomplished through a permit system, which regulates the maximum number of persons allowed in various areas of the island. This permit system is ran through the Santa Catalina Island Conservancy and balances public access with environmental preservation. The proposed project is consistent with the interior access requirements of the LCP and therefore impacts to regional open space connectivity are expected to be less than significant.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Access between Two Harbors and Avalon and from Two Harbors to the interior of the island is restricted to taxis, shuttle buses, and business vehicles. These vehicles are primarily operated by the Island Company, the Conservancy, Southern California Edison, the USC Marine Science Center, and the County of Los Angeles. The use of private vehicles is prohibited in Two Harbors. The project site is a pedestrian area away from vehicle traffic. Therefore, the project is not expected to conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system and it is not expected to conflict with a applicable congestion management program (CMP) and the substantial increase of hazards due to design feature or incompatible uses are expected to be less than significant. Therefore, impacts to transportation and traffic are expected to be less than significant.

The proposed project includes replacing sand on the main beach, adding six 144-square foot beach cabanas (removable shade structures), and expanding the alcohol service area for the Harbor Reef Restaurant. As the proposed project is small in scale and scope any result in a change in air traffic patterns is expected to be less than significant.

The Los Angeles County Fire Department has reviewed this project and has stated the Land Development Unit has no access requirements for this project. Therefore, impacts to inadequate emergency access are expected to be less than significant.

The Los Angeles Metropolitan Transit Authority does not have public transit operations on Catalina Island and the Los Angeles County Master Bicycle Plan does not extend to Catalina Island. The pedestrian areas of Two Harbors are public access. Therefore, the proposed project does not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project includes replacing sand on the main beach, adding six 144-square foot beach cabanas (removable shade structures), and expanding the alcohol service area for the Harbor Reef Restaurant. These are either replacements or improvements to existing resources and uses. The project does not include new homes or businesses or the extension of roads or other infrastructure. Therefore, impacts related to substantial population growth in the area are expected to be less than significant. As population growth is not expected from the project, then any demands on the increased use of utilities and service systems are expected to be less than significant.

The proposed project does not include a new bathroom and is served by existing public bathrooms. Therefore, the project complies with the wastewater treatment requirements of the RWQCB. As the project is composed of replacements and improvements to existing uses and as the project is not expected to be population inducing, then the project is not expected to create water or wastewater system capacity problems or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities and the project is expected to have sufficient water supplies available to serve the project demands from existing entitlements and resources. The proposed uses of beach sand, beach cabanas (non-electrical removable shade structures, and the expansion of alcohol service area do not require additional energy resources or solid waste disposal needs. Therefore, the project isn't expected to create energy utility system capacity problems or exceed permitted capacity of solids waste disposal. Therefore impacts are expected to be less than significant.

The proposed project's new development consists of six beach cabanas. These cabanas are 144 square foot removable shade structures and will not be placed on foundations or any other type of impervious surface. As no new impervious surfaces are being added to the project site, then the project is not expected to create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities. Therefore, impacts from this project are expected to be less than significant.

As the project is composed of replacements and improvements to existing uses and as the project is not expected to be population inducing, then impacts to the water supply available, the energy utility system, and solid waste disposal needs are expected to be less than significant.

Finally, the proposed project would be required to comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impacts to these statutes and regulations are expected to be less than significant.

19. MANDATORY FINDINGS OF SIGNIFICANCE

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The proposed project requires having biological monitors during the construction process to ensure that adverse impacts to biological resources of the project site are avoided, therefore impacts to these resources are expected to be less than significant with mitigation incorporated.

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project is composed of sand replacement of the main beach, the addition of six 144-square foot beach cabanas, and the expansion of the ABC permit to serve alcohol in a larger area. The intensification of the project site is minimal and the project does not conflict with any air quality, transportation, or habitat plans. Therefore, the project does not compromise short-term or long-term environmental goals and impacts from the project are expected to be less than significant.

- | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively considerable?
("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The community of Two Harbors has remained relatively unchanged since the adoption of the Catalina Local Coastal Plan in 1983. The increased use of the project is limited to the addition of six 144-square foot beach cabanas and the expansion of the ABC permit to serve alcohol in a larger area. As the community has remained relatively unchanged over the past 30 years and as the intensification of the project site is minimal, then the cumulatively considerable impacts are considered to be less than significant.

- | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project is consistent with the land use and zoning designations for the property and does not conflict

with any air quality or transportation plans. The project does not require infrastructure upgrades. The community of Two Harbors is a designated resort village intended for recreation. The proposed project will provide upgrades to the recreational services for the community members and visitors to the area. Therefore, the impacts to the environmental effects which will cause substantial adverse effects on human beings are expected to be less than significant.

NUMBER 1

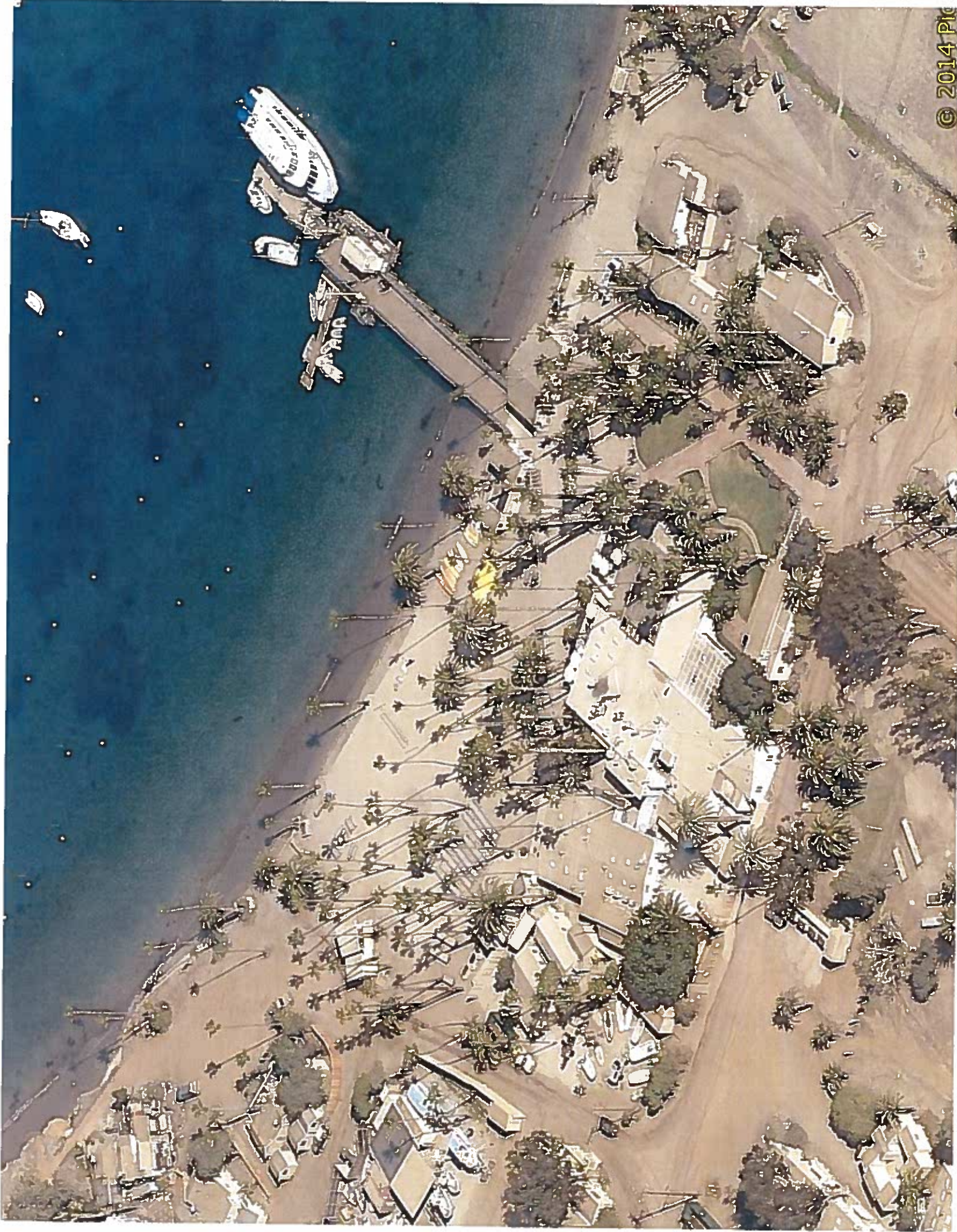


NUMBER 8











April 17, 2014

Rick Ware
President/Senior Marine Biologist
Coastal Resources Management
3334 East Coast Highway
Corona Del Mar, California 92625

Subject: Analysis of a Sand Sample for Invasive Weed Seeds, Beach Maintenance Project at
Two Harbors, Catalina Island, Los Angeles County, California

Dear Mr. Ware:

This Letter Report presents the results of an analysis of a sample of sand material from the Lepeyre Industrial Sands Quarry, located in San Juan Capistrano, Orange County, California. The sands from this quarry will be used for beach maintenance at Two Harbors on Catalina Island, located in Los Angeles County, California. The objective of this study was to determine the presence of any seeds of invasive weed plants within the sands from this quarry, per the requirements of the County of Los Angeles.

A 2.5-gallon sample of this sand was provided to BonTerra Psomas for analysis on April 14, 2014. The sand was slightly damp and very clean in appearance. General visual observations noted no obvious evidence of any organic debris in the sand sample provided for analysis. The sand was then spread out on a large piece of paper to dry and to allow for the examination of the provided sample for the presence of any weed seeds.

The existing literature contains a number of references that detail some of the common procedures for separating seeds from the existing soils (Forcella et al. 2003, Hussain et al. 1989, Mesgaran et al. 2007, and Morgensen et al. 2005). Generally, this involves separating the seed from the surrounding soil material by sifting or floating. Identification of weed seeds can be performed by using the existing weed guides, which provide illustrations of their seeds (DiTomaso and Healy 2003, 2007) or manuals for seed identification (Martin and Barkley 1961; Davis 1993; Kirkbride et al. 2006).

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Irvine, CA 92614

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Methods

The determination of the potential presence of weed seeds within the sand, which was sampled from the Lepeyre Industrial Sands Quarry, utilized three techniques to separate any organic material (including seeds) from the sand sample (Mesgarian et al. 2007). These included a general visual examination of the sand material; sifting of the sand to separate out any potential organic or seed material; and suspending the sand in water or a Calgon solution to allow any organic material or seed to float to the surface. This investigation was conducted by David Bramlet, Botanist for BonTerra Psomas.

The first method was to visually examine the sand that had been spread on a table to dry. The material was initially inspected for any material that was not a mineral grain. This consisted of looking for contrasting colors and/or textures within the sand. Following the initial overview examination, a few small samples were examined under a dissecting microscope at 10X and later at 30X, to determine the presence of any organic particles or seeds within the sand grains.

The second procedure was to sift the sand, to allow for larger particles to be observed and collected following the removal of the finer sand particles. A standard window screen was placed over a five-gallon bucket to serve as a sieve for the provided sand. Four 1-quart samples were then sieved over this screen and the sand was pushed through the screen by hand. For each sample, the larger sand particles were then placed on a sheet of paper and each resulting sieve was examined under a dissecting microscope at 10X and 30X to determine the presence of any organic particles or seeds.

The third method involved placing the sand into water or a Calgon solution so that the organic debris or seeds could float to the surface. Approximately 0.5-quart of sand was mixed with 1.5 quarts of water in 1 container, and a similar setup was developed in a second container along with Calgon powder being added to this mixture. The mixture was shaken so that all of the sand was suspended in the water or solution, and the containers were allowed to sit for about 2½ hours. The containers were then checked for the presence of any floating debris or seeds.

Results

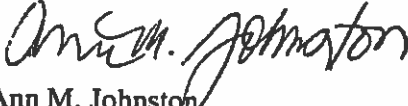
No seeds were observed in the sample of sand provided from the Lepeyre Industrial Sands Quarry. In the first two techniques used to examine the sand particles, only mineral grains were observed from both the general observation of the sand provided and from an examination of the larger sand grains following the sifting of this material. In addition, no organic debris or seeds were found on the surface of the water or Calgon solution, in which the sand had been suspended.

Based on the provided sample of sand from the Lepeyre Industrial Sands Quarry, this sand is free of any noxious weed seeds.

Rick Ware
April 17, 2014
Page 3

BonTerra Psomas appreciates the opportunity to provide Coastal Resources Management with this analysis of the sand sample. Please contact me at (714) 444-9199 if you have any questions on this study.

Sincerely,
BonTerra Psomas


Ann M. Johnston
Vice President, Resource Management

R:\Project\CRM\J0001\Sand Sampling Seed Pres-041714.docx

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SEAWAY COMPANY OF CATALINA

April 28, 2014

Mr. Jim Hoffman
Jordahl Construction Company
P.O. Box 205
Avalon, CA. 90704

Dear Mr. Hoffman,

Please be assured that we will wash down our flat barge in order to mitigate any invasive plant or animal material from contaminating the sand to be delivered to the "Santa Catalina Island Company" at Two Harbors as requested by Jordahl Construction Company. Additionally, we will make every effort to ensure the deck of the barge is dried and this will allow the sand to be loaded in a manner that will not allow for any wastage which will further enhance the quality and quantity of this material.

If I can be of further service please do not hesitate to call me at 310-549-4004.

Chuck Davis
General Manager
Seaway Company of Catalina
Catalina Freight Line

CC: Abel Valdez

100 WEST WATER STREET
WILMINGTON, CA 90744
PHONE (310) 549-4004 FAX (310) 549-9617

Ver Steeg Trucking, INC.

16500 Cornuta Ave Suite A Bellflower, CA 90706

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4/25/14

Dear Mr. Hoffmann,

Please be assured that all of our equipment will be washed down prior to the loading of the white sand being delivered to the barge for Santa Catalina Island Company at Two Harbors. We will make every effort to ensure that the material is delivered in such a manner that maintains the quality and quantity.

Sincerely,



Ron Ver Steeg

Ver Steeg Trucking, Inc.



Two Harbors Zoning & Land Use

Printed: Apr 27, 2016

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